

FINDINGS

Special Use Permit S14-0010/Westmont Living Assisted Living-Memory Care Facility Planning Commission/January 14, 2016

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made pursuant to Section 66472.1 of the California Government Code:

1.0 CEQA FINDINGS

- 1.1 This project is Statutorily Exempt from CEQA pursuant to Government Code Section 15182. This section provides for residential projects in a specific plan for which an EIR was prepared, no further environmental review is necessary. The project is a residential care facility as a component of a residential project, consistent with the adopted Carson Creek Specific Plan that is subject to the certified Environmental Impact Report (EIR) and mitigation measures in the Mitigation Monitoring Reporting Program. Staff has reviewed the Mitigation Monitoring Program for the Carson Creek Specific Plan EIR and has verified that all measures have been satisfied through the design of the project or with the application of appropriate conditions.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department, Planning Services, at 2850 Fairlane Court, Placerville, CA.

2.0 GENERAL PLAN FINDINGS

The project site is designated Adopted Plan in the General Plan. This land use category recognizes areas for which specific land use plans have been prepared and adopted. These plans (e.g., specific plan or community plan) are accepted and incorporated by this reference, and the respective land use map associated with each such plan is hereby adopted as the General Plan map for each such area. The project site is within the Carson Creek Specific Plan (CCSP).

Community care facilities were anticipated and reviewed in the Carson Creek Specific Plan and the Environmental Impact Report. Policy 2.2.5.9 of the CCSP recognizes the need for extended family support service uses to be allowed in residential areas of the CCSP.

3.0 ZONING FINDINGS

3.1 The proposed use is consistent with Title 130.

The use is allowed by Special Use Permit within CCSP residential zone districts and has been found to be consistent with the development standards for the CCSP and Zoning Ordinance requirements for setbacks, parking, lighting, and landscaping.

4.0 ADMINISTRATIVE FINDINGS FOR A SPECIAL USE PERMIT

4.1 The issuance of the permit is consistent with the General Plan.

The proposed community care facility is consistent with the Carson Creek Specific Plan and therefore is consistent with the General Plan.

4.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.

Community care facilities were anticipated and reviewed in the Carson Creek Specific Plan and Environmental Impact Report. Therefore, the proposed uses would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood

4.3 The proposed use is specifically permitted by special use permit pursuant to this Title.

The proposed use is a use allowed by Special Use Permit in Carson Creek Specific Plan residential districts.